

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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New Team, Plan at 'Adele'

Buffeted by the recession, a first run at 'The Adele' in Silver Spring didn't take. Now, a new joint venture ownership is reshaping the plans.

Redbrick Partners and Chesapeake Realty Partners plan to scale back the mix of uses at the corner of Fenton Street and Thayer Avenue, in the heart of a 'Fenton Street Village' that is still waiting to gel. The pair will eliminate the office building of 18,200 square feet in the approved plan, and trim the retail from 15,000 to just over 5200 square feet. Only the residential would grow, from 96 to 124 units.

Nor would the project reach as high. Though approved for 90 feet in height, Redbrick and Chesapeake's redesigned five-story wood frame building atop first-floor concrete would rise to 60 feet high.

D.C.-based Redbrick stepped up to buy the approximately 28,000 square foot lot a year ago at foreclosure, for \$4.75 million. Partner Chesapeake Realty is based in Owings Mills, and has focused most of its development energy on the Baltimore market.

Redbrick says it plans a construction start in the second half of 2013.

For Users with Heft *Plan for Former Missile Site will Broaden Choices*

A newly submitted plan may provide something missing from the county's industrial landscape: big blocks of space.

M&D Real Estate, headed by principals of Concrete General Inc., wants to entitle 200,000 square feet in three light industrial buildings at the 'Reserve Business Center,' off Snouffer School Road in Gaithersburg. The preliminary subdivision plan now in the door at Park and Planning could be approved this fall, making possible a 2014 ground-breaking.

For years, the property served as the 'Nike Missile Site,' and when M&D acquired it in 2008, it was from the Army Corps of Engineers. M&D has since settled and then put the tract under contract to Menard Doswell & Associates out of Texas, which will acquire it once entitlements are in place.

At that point, Menard will have one of the few industrial parks with the space for large users. McShea & Company's Ro Waldron, whose firm is representing the property, says the recession has turned the market on its head, as the economic downturn devastated small-bay users, leaving more space available than normal in that product. But with no new construction in the market, larger blocks of space have grown scarce, and it is those spaces that are now commanding a premium.

Besides getting the entitlements, M&D will need to remove the old missile silos from the ground. But M&D's Mike Miller says that shouldn't be a problem. "We're a road contractor," he said, "so we're used to tearing up old concrete."

CarMax Eyeing 'Great Indoors' Relocation

CarMax wants to move up the street in Gaithersburg, to the Great Indoors location. The used-car retailer submitted plans to the City to open one of its many dealerships on the approximately 13.6 acre property on the south side of Shady Grove Road. It has to amend the current Sketch Plan first, and has also filed a new Schematic Development Plan.

Landowner Sears, Roebuck shut down its Great Indoors operations nationwide last February, including the one at 16331 Shady Grove Road. Just about the same time, Sears sought and won annexation into Gaithersburg, looking to get the property rezoned from R&D to mixed-use. Ironically, the City of Rockville opposed the annexation and is indeed now losing one of its corporate citizens to a rival town, as CarMax would relocate off Rockville Pike.

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Winchester Spins Off Poplar Lots

With 773 lots, it was a good bet that at some point Winchester Homes might bring another builder into Poplar Run.

That bet paid off in late December, as the builder sold a block of 27 rear-loaded singles to Miller & Smith Homes. Winchester's Tom Bourke said the firm brought a second builder in to the Silver Spring subdivision to add some product diversity.

For its part, Miller & Smith expects to start construction in March, with a model up by May. It hasn't settled on a price point, but expects to be the lower priced single in the community. Product-wise, the design will be similar to the singles it is selling in Maple Lawn, in Howard County.

Miller and Smith's lot price wasn't available at press time, but it will be buying lots that Winchester will finish.

Burley Plan. Meanwhile, while it was selling lots at Poplar, Winchester was finalizing its submission for the Burley property in Potomac.

Winchester's courtship of the Burley family has been an open secret for 18 months, and has now resulted in a plan for 23 townhouses on Seven Locks Road, north of Democracy Boulevard.

The builder has crafted a plan that allows for all townhouses in the single-family R-90 zone, an approach allowed when the applicant can show that towns are more environmentally desirable than singles and the property couldn't otherwise achieve the MPDU yield. Plus, says Winchester, the 5.2 acre site is surrounded by either townhouses or parkland.

Bruce Winston of Fraser Forbes Real Estate brokered the Winchester / Burley deal.

Over On-site Planting

Board Sticks by Tree Bill Vote

Two more hours spent at the Planning Board on the county exec's proposed tree bill produced flaring tempers, lots of talk about root systems, and little change from the Board.

In mid-January, the exec's staff hadn't shown up at the Board to defend its controversial proposal to charge a fee when development disturbs tree canopy. The legislation appears mostly aimed at infill 'teardowns,' where large houses are getting built on small lots, supposedly at the expense of trees.

Defenseless at the first hearing, the bill got knocked around for its punitive approach to lost canopy instead of advocating for planting and protecting trees. Defended by the Department of Environmental Protection (DEP) and County Exec staff a week later in a special session, it fared little better. This time, the Board stood by its earlier vote to disapprove, but clarified the following changes if the Council does like the bill: add a 'grandfather' clause; provide credit for trees protected during development; and provide the ability to offset the fee by planting on-site.

The primary thrust of the bill is to charge a fee where canopy is 'disturbed' by development. That essentially means if canopy is removed or wherever work is done beneath tree limbs, the area disturbed is subject to the fee, on a per-square-foot basis.

Builders, in an unusual partnership with environmentalists, say the county's approach should be completely different: replace trees lost to development by planting on-site.

But here is where the bill rockets into the orbit of 'government oversight' and all that property rights stuff: the Exec's staff says it could only agree to planting on-site if it had iron-clad guarantees the trees would be taken care of, through easements and bonding and the like. That, it considers too onerous. Better to charge a fee and plant trees elsewhere. Said Assistant CAO Kathleen Boucher, "Builders want to plant a tree...and have no requirements to make sure the tree lives." "We'd like to have trees that live," she said.

Unapologetically, the builders agree with the 'plant and leave it' approach. Owners of newly-built half-million dollar homes, they say, will take care of their trees, and studies show it. Some on the Board were sympathetic to 'monitoring' of some sort, but there was no consensus. Thus, the bill leaves the Planning Board for the County Council, accompanied by contention and bruised bureaucratic feelings. So far, 'The Giving Tree' this isn't.

A Place to Keep the Money

A new bank branch may be coming to the Leisure World shopping center. Rossmoor-IDI, the partnership that developed the retirement community starting over 25 years ago, has applied to add a 2,900 square foot free-standing bank fronting Georgia Avenue in Leisure World Plaza. The bank branch would pretty much max out the 146,530 square feet of retail approved in 1985, and would join the existing line of pad sites, near International Drive.

Tenant Signed At Pike Re-do

With AAA now ready to open in a first building on Rockville Pike, Finmarc Management has landed a tenant for a second building.

The Bethesda developer, operating under the name Spectrum Partners for this project, has signed a build-to-suit lease with Patient First at its 718 Rockville Pike' redevelopment.

In the old days, Century Ford plied the automotive trade out of the two buildings on Finmarc's 2.6 acres site, next to Rockville Printing & Graphics. The developer had first tenant AAA in tow when it signed the 100-year lease for the property, and has renovated the first building for the group. Now it is negotiating leases with a pair of 'fast casual' restaurants to fill out the building.

For Patient First, Finmarc will put the second building to the wrecking ball, leaving the site ready for a 7,335 square foot building. Patient First will do its own construction, starting later this year.

KHov into 'Vistas'

K Hovnanian Homes is the contract purchaser of 26 townhouse lots in 'The Vistas.'

The Landover builder submitted plans to the City of Gaithersburg that show it building to the architecture already approved for Churchill Development. That way, it can move quickly to sales on the already finished lots.

Beazer had a contract last year to buy the lots but the architectural designs it wanted to use didn't pass muster at the City.

Churchill is the developer, and has been building both singles and towns for its own account in 'The Vistas.' It's down to about nine houses in all, including its' front-load towns. KHov has signed up to build the rear-load towns.

Join 'Darcy'

Condo Plans for Bethesda

Condos. You couldn't utter the word there for a while without flinching. In Bethesda at least, that's changing.

Announcements by Toll Brothers and Starr Capital that they intend to build for-sale units have put the moribund sector front and center. Until they posted, Stonebridge Capital's 'The Darcy' on Lot 31 has largely had the field to itself.

Toll reportedly paid \$13 million for 4915 Hampden Lane, where approvals are largely in place for 60 condos. Its plan to start construction this fall makes it's the most serious competitor to The Darcy, where pre-sales are already well underway. Toll bought a four-lot assemblage that puts it three blocks from the Metro.

Starr Capital is taking the longer view at the corner of Fairmont Avenue and Old Georgetown Road, as it will need entitlements. But its plans for a 17-story building are in line with the master plan and precedents like The Monty.

Starr entered a partnership with the owners of the now-closed BP Station on the corner, then bought the adjacent three-story office building at a yet-undisclosed price.

Other options in Bethesda include the potentially 60 units controlled by Ronald D. Paul Cos at 4905 Hampden Lane, fully entitled and called 'The Lauren.' On Old Georgetown Road, Kettler submitted plans for 120 units at the United Bank building, but officials there say they are still weighing the condo vs. rental decision. And Sandy Spring Builders won a rezoning for a boutique condo building at 4825 Montgomery Lane.

Toll Opens Model in 'Olney Estates'

Competitively speaking, the four builders selling singles in or close to Olney are even-even right now: they all have models open.

In recent weeks, Toll Brothers and Pulte have moved the sales brochures and colorful table maps out of the trailer and into the real thing, Toll at Olney Estates and Pulte at Batchellor's Forest.

They got a slightly later start than Winchester and Stanley Martin, both selling off Bowie Mill Road in 'The Preserve,' but now the four projects encircle Olney's 'downtown.'

Toll is the newest to open its model. Located on Old Baltimore Road just off Route 108, it has 15 sales so far, since last April. Toll bumped prices by \$5,000 when it opened the model, but the bigger price change came some months back when it eliminated the lowest-priced models, priced in the mid-\$700's, in favor of opening in the mid-\$800's.

With Pulte starting from the mid-\$700's at Batchellor's Forest and both Winchester and Stanley Martin from the \$600's, Toll is easily the highest-priced offering in Olney.

Adventist Retail Plans Floated

Still smarting from the selection of Germantown for a new hospital instead of its Clarksburg assemblage, Adventist Healthcare is now engaged in a competition for an up-county regional retail center.

And again entitlements play a role. Published reports starting with the *Post* say that Streetscape Partners and New England Development are negotiating to put 40 acres of Adventist's 120 acres at Route 121 and I-270 under contract, to develop a large-scale regional retail center. The news immediately set off comparisons to Peterson Companies' plan for an outlet center on the Miles Coppola property, just across I-270 on Route 355. Retail observers suggest that either one or the other will be developed, but likely not both.

Adventist already has some approvals in place, and its site could probably move to development more quickly, particularly since Peterson's property is held up in the county's Ten Mile Creek water quality study. But Adventist thought it had the edge on the hospital selection by dint of its approvals in place, too.

Ironically, Clarksburg has been a town bereft of retail services, and suddenly it's not raining, it's pouring. Wegmans is opening on the north side of Germantown, neighborhood retail at Clarksburg Village – anchored by a Harris Teeter – is under construction, and Elm Street Development is trying to fashion another neighborhood plan in the Town Center. Now a couple of regional proposals are floating in the air. People ought to move to Clarksburg – there's going to be plenty of retail.

In other retail, expect PNC Bank to start construction at 369 Hungerford Drive in Rockville. The Pittsburgh-based bank signed a lease with ProMark Real Estate to replace a now abandoned gas station, and will put up a branch with a drive-thru.

Discussions in April

Uncertainty Clouds 'Minors'

Hoping for a fast-tracked rezoning or plan approval, developers who signed up for the 'Minor Master Plan Amendment' have instead met mostly frustration and delay.

Now they're facing an uncertain future for the 'minors,' as some on the Council are unhappy with the kinds of projects that have responded. The first two minors chosen, a potential apartment tower next to the Pooks Hill Marriott, and a town center for Sandy Spring, have already been pushed off until 2014, making room for the Council to sign off on six master plans and the Zoning Rewrite before the next election.

Other applicants for a minor amendment include the investor group that wants to build a mid-size Arena close to the Shady Grove Metro Station; the Lee Development Group (LDG), which hopes to put Wal-Mart onto its Aspen Hill 'Vitro' site; and a redevelopment plan for Halpine Village.

Those three coveted the 'third' minor amendment slot. But like the first two selected, they must await an April meeting at which the Council will take up the whole process and decide whether it even wants to keep using it.

Oddly enough, it may be the very focus and speed (well, 18 months) that the amendment offers developers that may be its undoing. Park and Planning's Rose Krasnow says she thought there would be more multi-property applications, but developers that have responded are those pushing a single project, creating for the Council a high-profile, politically charged decision.

Krasnow insists the minor amendment proposal hasn't run its course. "It's on hold certainly, but it isn't dead," she said. At a recent Council review, Hans Riemer said he likes the concept, but says 'we haven't taken advantage of it.' Marc Elrich says "it isn't supposed to be spot zoning...to give the developer what he wants.' And the process has a singular champion in Councilmember Roger Berliner.

Absent the minor amendment, LDG's Bruce Lee sees little hope for bringing in Wal-Mart any time soon. His firm's other option for rezoning the former Vitro office building on Connecticut Avenue to retail is to wait for the Aspen Hill Master Plan, an option that Lee says is easily a five-year wait. "The minor amendment process is a very good idea, especially for properties like this," he said. Without it, he said, "We're dead in the water."

Also in the Market: Missing from our list of Tenants in the Market in the last issue was Montrose Baptist Christian Church and School. Now on six acres on Randolph Road in Rockville, the school is looking for a site in upper Montgomery of twenty acres or more for a campus-style relocation. American National Properties Inc. is representing Montrose Christian.

Living in Wildwood: A 58-unit apartment building that would replace a planned medical building next to the Wildwood Manor Shopping Center was approved. It's 'Productivity Housing' with a complement of affordable units. See the Data for contact information.

Fenwick Street Sale

It was the range of possibilities that led ProMark Real Estate to 1320 Fenwick Street.

ProMark paid \$6 million in December for the approximately 72,000 square foot, eight-story office building in downtown Silver Spring, less than 1,000 feet from the Metro. Key to the purchase were the two surface parking lots on the nearly 31,000 square foot lot.

According to Rob Eisinger at ProMark, the parcel is already subdivided into four lots, giving the new owner the flexibility to either develop anew on the open lots, renovate the office building, or tear it down and develop the whole parcel as a single new project. As it is, the nearly 50-year building, which goes back to the era of peace and love, is currently 70 percent leased.

And Finally...

.....The reconstituted bought-out-of-bankruptcy Chicken Out operation is moving to Gaithersburg. The company leased 8,150 square feet at 15810 Gaither Road, putting it in a Minkoff Development building in the Shady Grove Development Park. It was an all-McShea & Company deal, including Rick Farren, Brad Benna and Tom Truxillo.

.....The Morgan Apartments are headed to a foreclosure sale, and given the appetite for multi-family, it may draw a crowd. A Capmark partnership originally borrowed \$35.8 million on the 132-unit complex, but the loan is in default and in the hands of special servicer CW Capital Asset Management. The Morgan is at 12000 Chase Crossing Circle, off Montrose Road near Route 355, and the auction is slated for February 1. See www.alexcooper.com

Building Permits Issued

Jan. 5 – 18, 2013

Bethesda

Todd Lantor, 7313 Broxburn Court, Bethesda, Md., to build a \$450,000 unit at 7313 Broxburn Court, Bethesda;

James Ladd, 3705 Dunlop Street, Chevy Chase, Md. 20815, (240) 793-1300, to build a \$350,000 unit at 5807 Lone Oak Drive, Bethesda, in 'Lone Oak;'

Sandy Spring Builders, 4302 East West Highway, Bethesda, Md. 20814, (to build an \$800,000 unit at 7305 Honeywell Lane, Bethesda;

Castlewood Consulting, 4825 Bethesda Avenue, #306, Bethesda, Md. 20814, (301) 347-1627, to build a \$205,000 unit at 5309 Wehawken Road, Bethesda, in 'Glen Echo Heights;'

Dhir Farber LLC, 6030 Bradley Blvd, Bethesda, Md. 20817, (202) 297-5626, to build a \$400,000 unit at 7509 Sebago Road, Bethesda;

Clarksburg

NVR Inc., 555 Quince Orchard Road, #240, Gaithersburg, Md. 20878, (301) 258-0002, to build seven \$145,000 units in 'Clarksburg Village,' at:

- 22436 Heron Neck Terrace;
- 22520 Muscadine Drive;
- 11536 Apple Orchard Way;
- 11530 Apple Orchard Way;
- 22575 Castle Oak Road;
- 11524 Apple Orchard Way;
- 11910 Chestnut Branch Way;

Tim Hanold, 23731 Ridge Road, Germantown, Md. 20876, (301) 972-3800, to build a \$153,963 unit at 28201 Clarksburg Road, Damascus;

Beazer Homes, 8965 Guilford Road, #290, Columbia, Md. 21046, (443) 539-9261, to build a \$150,000 unit at 22765 Sweetspire Drive, Clarksburg, in 'Clarksburg Village;'

Potomac

H. Ray Izadi, 9415 Rockville Pike, Bethesda, Md. 20814, (301) 654-9299, to build a \$850,000 unit at 10120 Iron Gate Road, Potomac;

Hans Kapur, 414 Tschiffely Square Road, Gaithersburg, Md. 20878, (240) 888-1415, to build a \$964,800 unit at 12017 Great Elm Drive, Potomac;

Other Locations

Sturbridge Associates, 2062 Generals Highway, Annapolis, Md. 21401, (410) 451-5685, to build a \$325,000 unit at 308 Lethbridge Court, Ashton;

Pulte Home Corporation, 10600 Arrowhead Drive, #225, Fairfax, Va. 22030, (703) 934-9300, to build a \$298,000 unit at 2233 Victoria Place, Olney, in 'Batchellors Forest;'

Rami Dalal, 715 Brent Road, Rockville, Md. 20850, (301) 873-6381, to build a \$600,000 unit at 15845 Seneca Run Court, Darnestown;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. (301) 803-4800, to build a \$200,000 unit at 17624 Zullo Drive, Poolesville, in 'Stoney Springs;'

Mitchell and Best, 1686 E. Gude Drive, Rockville, Md. (301) 762-9511, to build a \$388,221 unit at 10160 Sycamore Hollow Lane, Germantown, in 'Long Meadows;'

(Continued on Page 6)

Building Permits Issued (From p. 5)

Advantage Homes, 12800 Middlebrook Road, #100, Germantown, Md. 20874, (301) 540-1778, to build a \$300,000 unit at 26012 Schoolyard Court, Damascus;

Stanley Martin Co., 11111 Sunset Hills Road, #200, Reston, Va. 20196, (703) 694-5000, to build a \$159,000 unit at 18021 Rubin Manor Lane, Sandy Spring, in 'The Orchards;'

Stanley Martin Co., 11111 Sunset Hills Road, #200, Reston, Va. 20196, (703) 694-5000, to build two \$159,000 units in 'The Preserve at Rock Creek,' Rockville, at:

- 226 Harbinger Drive;
- 222 Harbinger Drive;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. (301) 803-4800, to build five units in 'Poplar Run,' Silver Spring, at:

- 13427 Deer Highlands Drive;
- 13425 Deer Highlands Drive;
- 13421 Deer Highlands Drive;
- 13423 Deer Highlands Drive;
- 13429 Deer Highlands Drive;

Townhouse Permits Issued

Michael Harris Development, 1420 Springhill Road, #550, McLean, Va. 22102, (703) 848-4920, to build six \$373,000 townhouses at 10775 – 10785 Symphony Park Drive, North Bethesda, in 'Symphony Park;'

Commercial Permits IssuedJan. 4 – 18, 2013

Lot 31 Development Statutory Trust, 7200 Wisconsin Avenue, #700, Bethesda, Md. 20814, (301) 913-9610, to build a \$37.06 million foundation and below grade parking garage, at 7171 Woodmont Avenue, Bethesda;

Interstate Westmore LLC, 8040 Queenair Drive, Gaithersburg, Md. 20879, (240) 654-4723, to build a \$250,000 building of 15,000 square feet and a \$950,000 building of 30,000 feet at 1000 Westmore Avenue, Rockville;

Kimmy Concepcion, 5200 Buffington Road, Atlanta, Ga. 30349, (404) 765-2443, to build a \$950,000 restaurant of 5,178 square feet at 12001 Rockville Pike, Rockville;

Discovery Communications, 1 Discovery Place, Silver Spring, Md. (240) 662-2491, to build a \$650,000 interior alteration at 1 Discovery Place, Silver Spring;

Colesville Towers LLC, 856 Elkridge Landing Road, Linthicum, Md. 21090, (410) 859-8000, to build a \$250,000 restroom and pool renovation at 8811 Colesville Road, Silver Spring;

PS Business Parks, 7529 Standish Place, #115, Rockville, Md. 20855, (301) 340-0901, to build an interior

fit-out of 21,212 square feet at a cost of \$318,180 at 2301 Broadbirch Drive, Silver Spring;

Montgomery Co., 101 Monroe Street, Rockville, Md. (240) 777-6113, to build a \$2.7 million foundation to grade at 'Silver Spring Library,' at 900 Wayne Avenue, Silver Spring;

Burtonsville Towne Square LLC, c/o Bethesda Mgmt Co, 10411 Motor City Way, Bethesda, Md. (301) 767-2800, to build a \$86,125 shell fit-out at 15646 Old Columbia Pike, Burtonsville;

Ejiro D.D.S. ESI, 3915 National Drive, #150, Burtonsville, Md. 20866, (703) 430-6669, to build a \$82,000 fit-out at the same address;

Wheaton Donuts Inc., 13810 Connecticut Avenue, Silver Spring, Md. 20906, (240) 463-1404, to build a \$214,000 fit-out for Dunkin Donuts, at 18558 Woodfield Road, Gaithersburg;

Montgomery Housing Partnership, 12200 Tech Road, #250, Silver Spring, Md. (301) 622-2400, x13, to build a \$225,000 alteration of 7,700 square feet at the same address;

Giant Foods of Md. LLC, 8301 Professional Place, Landover, Md. (703) 419-0470, to build a \$200,000 alteration at 10400 Old Georgetown Road, Bethesda;

Shady Grove Adventist Hospital, 9901 Medical Center Drive, Rockville, Md. (301) 448-9229, to build a \$105,000 interior conference room fit-out at the same address;

Willkrist Constructing, PO Box 358, Damascus, Md. 20872, (301) 370-5172, to build a \$120,000 interior renovation of 23,347 square feet at 9715 Key West Avenue, Rockville, for an existing tenant.

Juchen Ouyang, 461 Clayhall Street, Gaithersburg, Md. (301) 869-1259, to build a \$300,000 alteration of 2,096 square feet at Montgomery Shoppingtown (Mont Mall);

Erica Farhat, 2020 K Street NW, #200, Washington, DC, 20006, (202) 721-5200, to build a \$750,000 interior alteration of the Food Court, at Montgomery Shoppingtown (Mont. Mall);

Scott Norberg, 23063 Meriweather Court, Ashburn, Va. 20148, (703) 999-1074, to build a \$476,000 fit-out for The Spine Center, at 19735 Germantown Road, Germantown;

Garden Plaza LLC, 7501 Wisconsin Avenue, Bethesda, Md. 20814, (301) 986-6000, to build a \$737,500 fit-out at 7700 Old Georgetown Road, Bethesda;

DMI Inc., 6550 Rock Spring Drive, Bethesda, Md. 20817, (240) 223-4808, to build a \$600,000 interior fit-out of 19,499 square feet at 6550 Rock Spring Drive, Bethesda;

Pre-Preliminary Plans Submitted

7-20130040 – Potomac Highlands. (Burley property). Zoned R-90. 5.24 acres. 23 townhouse lots. Located on Seven Locks Road, 1,600 feet from Democracy Blvd. Parcels P417 and P361. Appl: Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. (301) 803-4800. Engineer: Gutschick, Little & Weber, (301) 421-4024.

Preliminary Plans Submitted

1-20130100 – Reserve Business Center. Zoned I-4. 13.7 acres. *Propose 200,000 square feet of industrial space.* Located on Snouffer School Road, 300 feet north of Ridge Heights Drive, Gaithersburg. Parcels 491 and 649. Appl: M&D Real Estate LLC, 8000 Beechcraft Drive, Gaithersburg, Md. 20879. (301) 948-4450. Engineer: Macris, Hendricks & Glascock, (301) 670-0840.

1-20130090 – Goshen Heritage. Zoned RE-2. 4 lots. 11.76 acres. Located on Goshen School Road, 1,800 feet north of Huntmaster Road, Goshen. Lot 3, Outlot A and parcel P999. Appl: Joyce Hawkins, 22130 Goshen School Road, Gaithersburg, Md. 20882. (301) 926-3883. Engineer: Macris, Hendricks, Glascock, (301) 670-0840.

Preliminary Plans Approved

January 17 and 24, 2013

1-20110180 – Parmit and Saini Estates. Zoned R-200/TDR. 2.63 acres. 4 lots. Located on the north side of Travilah Road at Patrick Avenue, Potomac. Appl: Chattar Singh Saini, Chattar & Parmjit Singh LLC, McLean, Va. (202) 270-5528. Engineer: George Warholc Landscape Design, (301) 404-2293.

1-20070520 – Chevy Chase View. (Resubdivision). Zoned R-60. .96 acre. 3 lots (one house to remain). Located on Clearbrook Lane, 125 feet west of Cedar Lane, Kensington. Appl: Frederick Gore, 4311 Clearbrook Lane, Kensington, Md. (301) 564-0393.

1-20110220 – Knowles Estates. Zoned C-2. .18 acre. *Propose 4,048 square foot second story.* Located on Metropolitan Avenue, south of St. Paul Street, Kensington. Appl: Metropolitan Avenue LLC, c/o Nabel Ayoub, 3902 Fox Valley Drive, Rockville, Md. 20853. (301) 946-7944. Engineer: O'Connell & Lawrence. (301) 924-4570.

1-20120180 - Mallory Square. Zoned CR-1.5. 12.8 acres. *Propose 690 multi-family units and 3,000 square feet retail.* Located on Research Blvd, 400 feet west of Shady Grove Road, Rockville. Appl: Woodfield Investments, c/o Margaret Ford, 3403 Cummings Lane, Chevy Chase, Md. 20815. (301) 789-2045.

1-20110330 – Tschand Property. Zoned R-200. .99 acre. 2 lots. Located on Burdette Lane, just north of Black Rock

Road, Germantown. Appl: Om Tschand, 17601 Burdette Lane, Germantown, Md. 20874. Engineer: Raztec Associates, (301) 775-4394.

Site and Project Plans Submitted

8-20130100 – Silver Spring Library Residential. (Site Plan). Zoned CBD-1. 1.45 acres. *Propose 155 multi-family units, including 20 MPDUs and 16 Workforce Housing units in 11-story building.* Located on Bonifant Street at Fenton Street, Silver Spring. Appl: The Donohoe Co, 2101 Wisconsin Avenue, NW, Washington, DC, 20007. (202) 333-0880. Engineer: Loiederman Soltesz, (301) 948-2750.

9-20130040 – Silver Spring Library Residential. (Project Plan). Zoned CBD-1. 1.45 acres. *Propose 155 multi-family units, including 20 MPDUs and 16 Workforce Housing units in 11-story building.* Located on Bonifant Street at Fenton Street, Silver Spring. Appl: The Donohoe Co, 2101 Wisconsin Avenue, NW, Wash, DC, 20007. (202) 333-0880. Engineer: Loiederman Soltesz, (301) 948-2750.

8-1985045A – Rossmoor Leisure World Commercial. *Propose amendment to add 2,900 square foot bank pad site.* Located on the east side of Georgia Avenue, just south of International Drive, Silver Spring. Appl: Rossmoor IDI Commercial Center Associates LP, 11811 Old Georgetown Road, 2nd Floor, Rockville, Md. (301) 230-5980. Engineer: Bohler Engineering, (301) 809-4500.

Site and Project Plans Approved

January 17 and 24, 2013

8-20120130 - Mallory Square. Zoned CR-1.5. 12.8 acres. *Propose 690 multi-family units and 3,000 square feet retail.* Located on Research Blvd, 400 feet west of Shady Grove Road, Rockville. Appl: Woodfield Investments, c/o Margaret Ford, 3403 Cummings Lane, Chevy Chase, Md. 20815. (301) 789-2045.

8-20120190 – Hanover Shady Grove. Zoned CR-1.5. *Propose 367 multi-family units.* Property is 6.92 acres. Located on Research Boulevard, 575 feet east of Omega Drive, Rockville. Appl: Hanover R.S. LP, 5847 San Felipe, #3600, Houston, Tx, 77057. (301) 718-2100.

Record Plats Approved

January 17 and 24, 2013

2-20130400 – Palatine. Zoned RE-2. 1 lot. *Forest Conservation plan.* Located on the north side of Centurion Way, just west of Greenbriar Road, Potomac. Appl: James Whang, (301) 529-4401.

2-20130750 – Avrlawn. Zoned R-60. 5 lots. Located on Johnson Avenue at Lindale Drive, Bethesda. Appl: Louise Richards, (301) 530-7963.

District Council Zoning Actions

SDP – 12- 1 – Wildwood Medical Center LLC.

Propose 58-unit multi-family building. Located at 10401 Old Georgetown Road, Bethesda. Zoned O-M. Appl: Wildwood Medical Center LLC, c/o Alvin Aubinoe, 7507 Arlington Road, Bethesda, Md. (301) 986-9070. **Approval.**

G-913- 4311 Montgomery Avenue LLC. *Request R-60 (single-family residential) to C-T (commercial).* Lot 26 (Block 5) in 'West Chevy Chase Heights.' Located at 4705 West Virginia Avenue, Bethesda. Property of 8,550 square feet. Proposal is to convert new residential house to office space. Appl: c/o Sandy Spring Builders, 4302 East West Highway, Bethesda, Md. (301) 913-5995. **Approval.**

Real Estate Transactions of Note

1320 Fenwick Associates LP, c/o Cynthia Alderdice, to **Fenwick Silver Spring LLC.** Lot 14 (7) in 'Ward's Subdivision' and Parts of Lots 33, 34 and 35 (B) in 'E. Brooke Lee's Second Addn.' Located at 1320 Fenwick Lane, Silver Spring, Md. 20910. Tax ID: 13-980273, 1767527, 1046510, 1040158. Liber 45652, page 435. Deed date: December 27, 2012. **Purchase price: \$6,000,000.**

Dorsey Management Company Parklawn LLC, c/o Douglas H. Legum, to **Rockville FDA Associates LP,** c/o Lee Elman, Managing Partner, 100 N. Centre Avenue, #502, Rockville Centre, NY, 11570. Lot 10 (Block F) in 'Washington Rockville Industrial Park,' Section II.' Located at 12100 Parklawn Drive, and 12225 – 12231 Wilkins Avenue, Rockville, Md. Lot is 100,005 square feet. Improved with 77,114 square foot warehouse. Zoned Industrial. Tax ID: 04-135256. Liber 45649, page 431. Deed date: December 12, 2012. **Purchase price: \$11,912,500.** Deed of Trust: \$9.15 million, Israel Discount Bank of New York.

Rockville Associates Inc., c/o Investment Properties, 11 N. Washington St., #200, Rockville, Md., to **1500**

Rockville Pike LLC, c/o Saul Centers, 7501 Wisconsin Avenue, #1500E, Bethesda, Md. Lot 2 (Block A) in 'The Pike.' Located at 1500 Rockville Pike, Rockville, Md. 20852. Lot is 4.2 acres. Improved with 69,363 square foot building. Zoned Commercial. Tax ID: 04-154762. Liber 45651, page 472. Deed date: December 3, 2012. **Purchase price: \$22,350,000.**

RESIDENTIAL

Bethesda

Julia L. O'Brien for the Estate of Gayle L. Eiker, to **Natelli Homes LLC,** 506 Main Street, 3rd Floor, Gaithersburg, Md. 20878. Lot 15 (Block G) in Alta Vista

Terrace.' Located at 5921 Beech Avenue, Bethesda, Md. 20817. Lot is 7,150 square feet. Improved with house (built 1951). Zoned Residential. Tax ID: 07-680463. Liber 45652, page 471. Deed date: November 30, 2012. **Purchase price: \$525,000.** Deed of Trust: \$950,000, EagleBank.

Mita M. Schaffer to **Bernitt Builders Inc.** Lot 3 (Block P) in 'Greenwich Forest.' Located at 5605 Northfield Road, Bethesda, Md. 20817. Lot is 6,625 square feet. Improved with house (built 1940). Zoned Residential. Tax ID: 07-497343. Liber 45641, page 187. Deed date: December 10, 2012. **Purchase price: \$645,500.**

James E. Tyckoski to **Douglas Construction Group LLC,** 8429 Fox Run, Potomac, Md. 20854. Lot 1 (Block 5) in 'Columbia Forest.' Located at 8208 Kentbury Drive, Bethesda, Md. 20814. Lot is 13,964 square feet. Improved with house (built 1949). Zoned Residential. Tax ID: 07-589784. Liber 45644, page 329. Deed date: December 7, 2012. **Purchase price: \$710,000.** Deed of Trust: Amend note with EagleBank.

Fifty LLC, c/o Howard Postal, 10112 Daphney House Way, Rockville, Md. 20850, to **NVR Inc.** Lots 19 – 24 (Block A) in 'Darnestown at Travilah.' (Wootton Crossing). Six townhouse lots. Located at 10111 – 10101 Wootton Crest Way, Rockville, Md. Zoned Residential. Tax ID: 09-3691816 et al. Liber 45650, page 156. Deed date: November 30, 2012. **Purchase price: \$1,470,000.**

Builder Sales of Note

Mid-Atlantic Custom Builders Inc. to **Raphael A. Prober.** Lot 13 (Block 1) in 'Bradley Park.' Located at 8306 Westmont Terrace, Bethesda, Md. 20817. Lot is 16,286 square feet. Improved with new house of 4,739 square feet. Zoned Residential. Tax ID: 07-668153. Liber 45635, page 155. Deed date: December 3, 2012. **Purchase price: \$1,700,000.**

PKK, LLC, c/o Patrick Keating, Builder, PO Box 88, Garrett Park, Md. 20896, to **Patrick S. Boyle** et al. Lot 33 (Block 5A) in 'Norwood Heights, Chevy Chase, Sect. 4.'" Located at 4313 Stanford Street, Chevy Chase, Md. 20815. Lot is 6,881 square feet. Improved with new house. Tax ID: 07-523498. Liber 45646, page 42. Deed date: December 17, 2012. **Purchase price: \$1,862,500.**

6616 Lybrook LLC, c/o Brian E. Abramson, 2000 Towers Oak Blvd., 9th Floor, Rockville, Md. 20852, to **James R. Beardsley.** Lot 36 (Block 8) in 'Lybrook.' Located at 6616 Lybrook Court, Bethesda, Md. 20817. Lot is 18,323 square feet. Improved with new 6,766 square foot house. Zoned Residential. Tax ID: 07-674440. Liber 45650, page 273. Deed date: December 27, 2012. **Purchase price: \$2,350,000.**

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